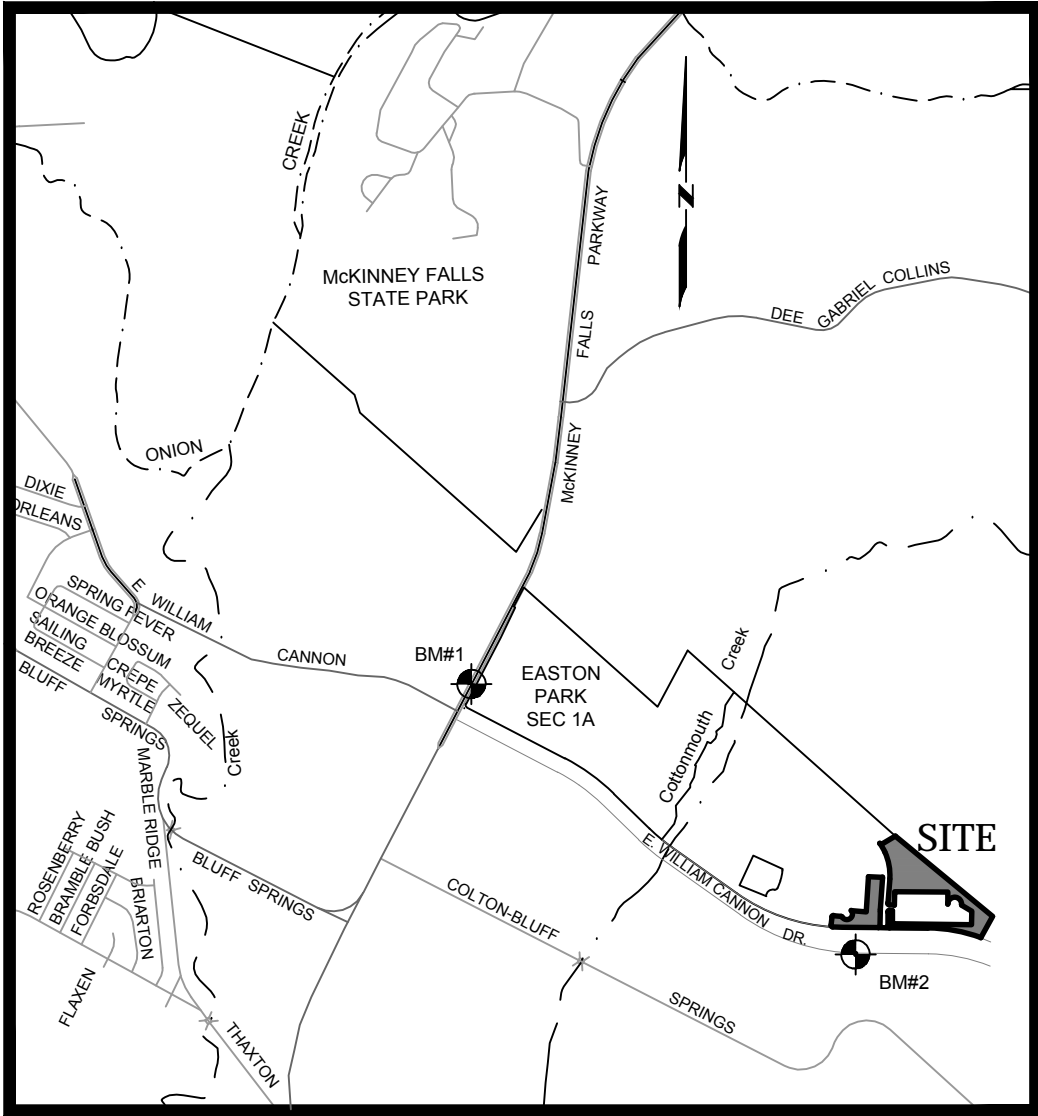


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0021.2A**P.C. DATE:** October 24, 2017**SUBDIVISION NAME:** Easton Park Section 1C, Phase 2 Final Plat**AREA:** 8.04 acres**LOT(S):** 11 total lots**OWNER/APPLICANT:** Carma Easton, LLC (L. Gosda) **AGENT:** Peloton Land Solutions
(Paulo Misi)**ADDRESS OF SUBDIVISION:** East William Cannon Drive & Lombard Lane**GRIDS:** K13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** PUD**MUD:** Pilot Knob**PROPOSED LAND USE:** 9 residential lots, and one park/open space/landscape/public access lot and one open space/public access/landscape/drainage lot**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.**DEPARTMENT COMMENTS:** The request is for approval of the Easton Park Section 1C, Phase 2 Final Plat. The final plat is composed of 11 lots on 8.04 acres. There will be 9 residential lots, and one park/open space/landscape lot and one open space/public access/landscape/drainage lot. Water and wastewater will be provided by the City of Austin. Infrastructure improvements were constructed with Easton Park, Section 1C, Phase 1.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable State, County, and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sue Welch
Email address: Sue.Welch@traviscountytx.gov**PHONE:** (512) 854-7637

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS:

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF THE LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP (NOT TO SCALE) = BENCHMARK

EASTON PARK SECTION 1C, PHASE 2
TRAVIS COUNTY, TEXAS



PELTON
LAND SOLUTIONS

4214 Medical Parkway, Suite 300 | Austin, TX 78756 | 512-831-7700
TBPUS Firm Registration No. 10194108 - Austin Office
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JOB #:	BRP14001-00
TECHNICIAN:	M. MARKHAM
SURVEYOR:	R. HYSMITH
DATE:	OCTOBER, 2016
REVISIONS:	

SHEET
1 OF 3

THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, FORMERLY KNOW AS JONA ACQUISITIONS, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 82.844 ACRE TRACT OF LAND DESCRIBED AS TRACT 16-2, IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 61.071 ACRE TRACT OF LAND DESCRIBED AS TRACT 18, IN A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT ERNEST B. COLLINS AND FLORETTA F. COLLINS, BEING THE OWNERS OF A 2.903 ACRE TRACT OF LAND IN A WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2015099700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DO HEREBY SUBDIVIDE 8.0366 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"EASTON PARK, SECTION 1C, PHASE 2"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: CHAD MATHESON
CHIEF FINANCIAL OFFICER
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, PAULO MISI, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

CERTIFIED TO THIS THE ____ DAY OF _____, 2017, A.D.

PAULO MISI
REGISTERED PROFESSIONAL ENGINEER
NO. 106179 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TX FIRM NO. 12207
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ .M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ .M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20____.

STEPHEN OLIVER,
CHAIRPERSON

JAMES SHIEH,
SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE ____ DAY OF _____, 20____.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

PLAT NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION. THIS DEVELOPMENT IS SUBJECT TO THE REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY PURSUANT TO TITLE 30 OF THE LAND DEVELOPMENT CODE AS WELL AS CHAPTER 25 OF THE LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING, CASE NO. CB14-2012-0152, ORDINANCE NO. 20161110-032

2. THIS TRACT IS ZONED PUD AND WITHIN THE LIMITED PURPOSE OF THE CITY OF AUSTIN. TRAVIS COUNTY AND CITY OF AUSTIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT UNTIL FULLY ANNEXED BY THE CITY OF AUSTIN.

3. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.

4. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.

5. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.

7. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.

8. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

9. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.

10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNEES, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN AS APPLICABLE.

12. PROPERTY OWNER AND/OR HIS/HER ASSIGNEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN, AS APPLICABLE, FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND HIS/HER ASSIGNEES.

14. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

15. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.

16. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

17. THE HOMEOWNERS ASSOCIATION OR SUCCESSOR IN TITLE SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS TO BE OWNED BY THE ASSOCIATION, OR SUCCESSOR IN TITLE. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES. THE LOTS ARE AS FOLLOWS: LOT 1 - BLOCK A, LOT 1 - BLOCK D.

18. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T.

19. PARKLAND DEDICATION HAS BEEN PROVIDED BY THE DEDICATION OF 3.91 ACRES OF LOT 1, BLOCK A (3.91 CREDITED) TO THE PILOT KNOB MUD NO. 3, BRINGING THE TOTAL PARKLAND DEDICATION FOR ALL APPROVED PLATS WITHIN PILOT KNOB PUD TO 88.09 ACRES (58.03 CREDITED).

20. ACCESS TO WILLIAM CANNON DRIVE IS RESTRICTED FROM ALL LOTS.

21. EASTON PARK AMENDED AND RESTATED MASTER COVENANT (RESIDENTIAL), RECORDED AS DOCUMENT No. 2016027307, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

22. PUBLIC SIDEWALKS BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND THE CITY OF AUSTIN, ARE REQUIRED ALONG THE FOLLOWING STREETS: LOMBARD LANE, VAN NESS STREET, GLOVER DRIVE AND LUMIERE TRAIL, BEACON KNOB WAY AND EAST WILLIAM CANNON DRIVE.

23. MAINTENANCE OF DETENTION AND WATER QUALITY PONDS SHALL BE PROVIDED ACCORDING TO THE AGREEMENT TITLED "DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES" RECORDED IN DOCUMENT NO. 2016126898 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EASTON PARK SECTION 1C, PHASE 2
TRAVIS COUNTY, TEXAS

SHEET
2 OF 3

BRP14001-00

JOB #:

TECHNICIAN: M. MARKHAM

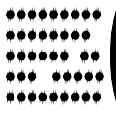
SURVEYOR: R. HYSMITH

DATE: OCTOBER, 2016

REVISIONS:

PELTON
LAND SOLUTIONS

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TBPLS Firm Registration No. 10194108 - Austin Office
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BENCHMARK NO. 1:
CHAPARRAL DISC STAMPED "WL1" FOUND IN THE CONCRETE MEDIAN OF MCKINNEY FALLS PARKWAY AT THE INTERSECTION OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY. BENCHMARK IS LOCATED APPROXIMATELY 95' NORTH OF THE CENTERLINE OF EAST WILLIAM CANNON DRIVE.
ELEVATION = 603.53'

BENCHMARK NO. 2:
SQUARE CUT IN CONCRETE ON SOUTHEAST CORNER OF INLET ON SOUTH SIDE OF WILLIAM CANNON BLVD., APPROXIMATELY 233 FEET EAST OF LUMIERE TRAIL.
ELEVATION = 608.97

FLOODPLAIN NOTE:
NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

BASIS OF BEARINGS
ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999960959 EXACTLY.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, HOLDING MONUMENT "WL1" AS SHOWN ON SURVEY FILES FROM CHAPARRAL LAND SURVEYING AND THE SUBDIVISION PLAT KNOWN AS "EASTON PARK SECTION 1A" PREPARED BY JACOBS ENGINEERING, WHOSE PUBLISHED ELEVATION IS: 603.53'.

OWNER/SUBDIVIDER:

CARMA EASTON LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758
PHONE: 512-391-1330
FAX: 512-391-1333

ACREAGE:

8.0366 ACRES

SURVEY:

SANTIAGO DEL VALLE GRANT

SURVEYOR:

PELOTON LAND SOLUTIONS, INC.
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: 512-831-7700

ENGINEER:

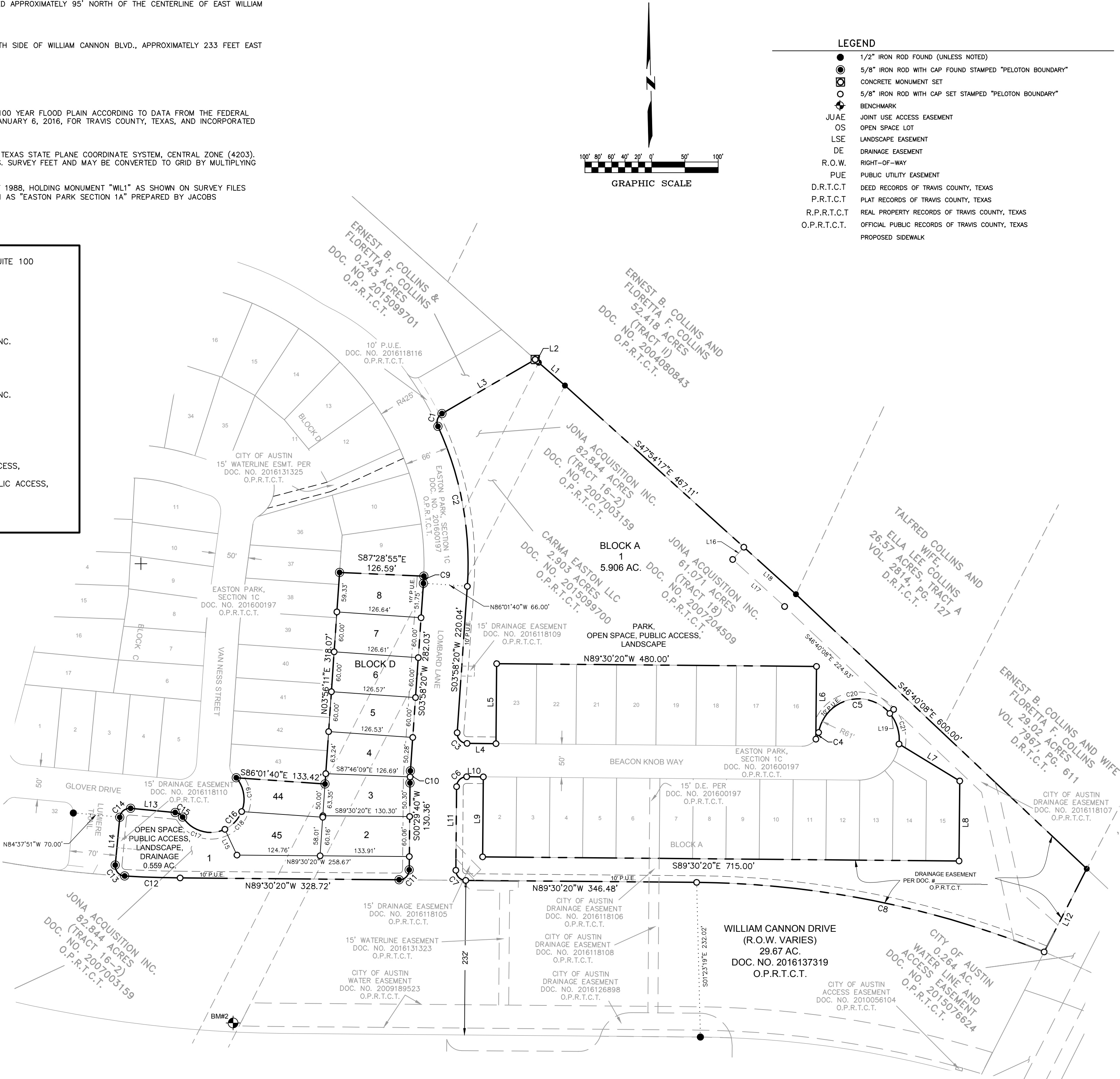
PELOTON LAND SOLUTIONS, INC.
7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: 512-831-7700

NUMBER OF LOTS:

9 SINGLE FAMILY
1 OPEN SPACE, PUBLIC ACCESS,
LANDSCAPE, DRAINAGE
1 PARK, OPEN SPACE, PUBLIC ACCESS,
LANDSCAPE
11 TOTAL

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.17'	15.00'	84°40'13"	N17°32'08"E	20.20'
C2	246.56'	491.00'	28°46'18"	N10°24'49"W	243.98'
C3	24.47'	15.00'	93°28'40"	N42°46'00"W	21.85'
C4	10.85'	25.00'	24°52'24"	S22°18'00"W	10.77'
C5	188.04'	61.00'	176°37'09"	S81°49'37"E	121.95'
C6	23.56'	15.00'	90°00'00"	N45°29'40"E	21.21'
C7	23.56'	15.00'	90°00'00"	N44°30'20"W	21.21'
C8	535.01'	1417.00'	21°37'58"	N78°41'21"W	531.83'
C9	10.79'	425.00'	1°27'15"	S03°14'42"W	10.79'
C10	18.21'	300.00'	3°28'40"	S02°14'00"W	18.21'
C11	23.56'	15.00'	90°00'00"	N45°29'40"E	21.21'
C12	83.25'	1658.00'	2°52'37"	N88°04'02"W	83.25'
C13	24.08'	15.00'	91°59'51"	S40°37'47"E	21.58'
C14	23.56'	15.00'	90°00'00"	N50°22'09"E	21.21'
C15	13.62'	15.00'	52°01'12"	S58°37'15"E	13.16'
C16	163.35'	50.00'	187°11'11"	N53°47'46"E	99.80'
C17	72.00'	50.00'	82°30'36"	S73°51'57"E	65.94'
C18	37.48'	50.00'	42°57'13"	N43°24'09"E	36.61'
C19	53.86'	50.00'	61°43'22"	N08°56'09"W	51.30'

Line Table		
Line #	Length	Direction
L1	52.33	S48°55'17"E
L2	7.04	S48°17'20"E
L3	161.69	N59°52'15"E
L4	43.40	N89°27'36"W
L5	120.00	S00°29'40"W
L6	109.03	N00°29'40"E
L7	106.64	N58°41'12"W
L8	120.00	N00°29'40"E
L9	120.00	S00°29'40"W
L10	25.00	S89°30'20"E
L11	125.51	N00°29'40"E
L12	140.24	S27°07'53"W
L13	67.13	S84°37'51"E
L14	71.96	N05°22'09"E
L15	42.68	N25°07'15"W



LEGEND

●

5/8" IRON ROD FOUND (UNLESS NOTED)

⊙

5/8" IRON ROD WITH CAP FOUND STAMPED "PELTON BOUNDARY"

⊠

CONCRETE MONUMENT SET

○

5/8" IRON ROD WITH CAP SET STAMPED "PELTON BOUNDARY"

⊕

BENCHMARK

JUAE

JOINT USE ACCESS EASEMENT

OS

OPEN SPACE LOT

LSE

LANDSCAPE EASEMENT

DE

DRAINAGE EASEMENT

R.O.W.

RIGHT-OF-WAY

PUE

PUBLIC UTILITY EASEMENT

D.R.T.C.T

DEED RECORDS OF TRAVIS COUNTY, TEXAS

P.R.T.C.T

PLAT RECORDS OF TRAVIS COUNTY, TEXAS

R.P.R.T.C.T

REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.T.

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PROPOSED SIDEWALK

EASTON PARK SECTION 1C, PHASE 2

TRAVIS COUNTY, TEXAS

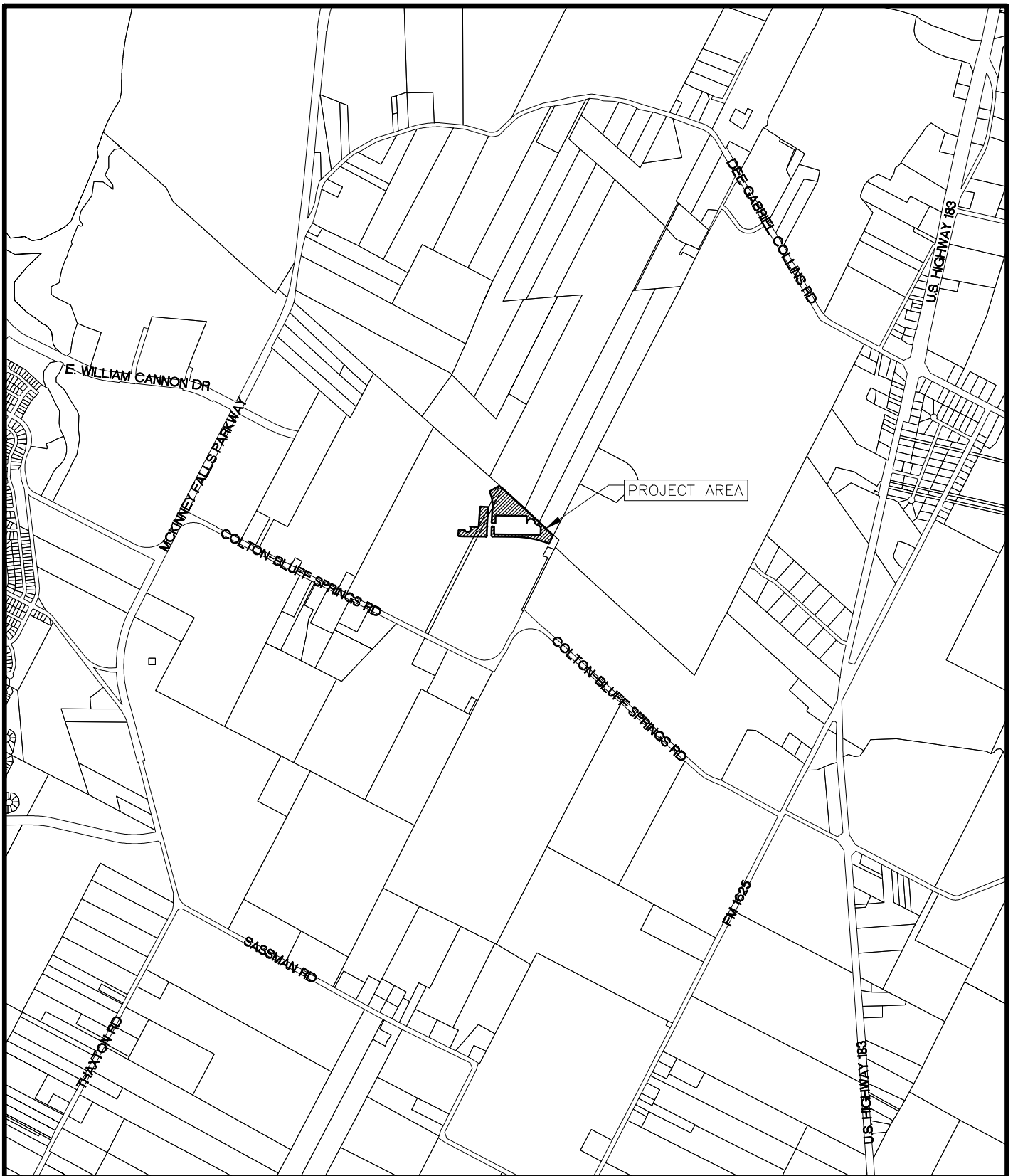
PELTON

LAND SOLUTIONS

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JOB #:		TECHNICIAN:	SURVEYOR:	DATE:	REVISIONS:
BRP14001-00		M. MARKHAM	R. HYSMITH	OCTOBER, 2016	

SHEET 3 OF 3



Brookfield
Residential

LOCATION MAP
EASTON PARK
SECTION 1C PHASE 2